CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- December 18, 2020 VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

Approval of the minutes from the November 20, 2020 regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the December 18, 2020 regular meeting of the Board.

9:00 A.M.

406-20-S ZONING DISTRICT: B3-2 WARD: 12

APPLICANT: Jonathan I. Guzman
OWNER: Gold Brothers, LLC
PREMISES AFFECTED: 3051 W. Cermak Road

SUBJECT: Application for a special use to establish a hair salon.

Approved

407-20-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Reuven Stein
OWNER: Same as applicant
PREMISES AFFECTED: 2939 W. Jarlath Street

SUBJECT: Application for a variation to reduce the west side setback from the

minimum required 4.2' to 4.07', east side setback to 4.18',

combined side setback from 12.6' to 8.25' for a proposed two-story rear addition and a rear deck for the existing two-story, single

family residence.

Approved

408-20-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Reuven Stein
OWNER: Same as applicant
PREMISES AFFECTED: 2939 W. Jarlath Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 400 square feet to zero for a proposed rear two-story addition with rear deck for the existing two-story, single family

residence.

409-20-Z ZONING DISTRICT: C1-2 WARD: 32

APPLICANT: Evan Lieberman and Caroline Lieberman

OWNER: Same as applicant

PREMISES AFFECTED: 2114 W. Belmont Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed roof deck and access bridge from the rear of the existing three dwelling unit building to the existing

garage.

Denied

410-20-S ZONING DISTRICT: B3-1 WARD:29

APPLICANT: A Plus Cutz / Damon Cole

OWNER: Grid Street Investments, LLC Series 6280

PREMISES AFFECTED: 6278 W. North Avenue

SUBJECT: Application for a special use to establish a hair salon.

Approved

411-20-Z ZONING DISTRICT: B2-3 WARD: 33

APPLICANT: Alverna Development **OWNER:** Same as applicant

PREMISES AFFECTED: 2518 W. Diversey Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 10' to 3.42', west side setback from 2' to zero for a proposed four-story, eight dwelling unit building with eight

parking spaces.

Approved

412-20-Z ZONING DISTRICT: B3-2 WARD: 43

APPLICANT: Steppenwolf Theatre Company

OWNER: Same as applicant **PREMISES AFFECTED:** 1650 N. Halsted Street

SUBJECT: Application for a variation to eliminate the required interior

landscape (approximately 563 square feet and five interior trees), eliminate the 7' landscape setback (with one tree and shrubs) along

Halsted Street (one side of driveway only), to permit 4' high

ornamental metal fence to be installed at the property line instead of 5' from the property line for a four-story theater with existing

on-site parking lot.

413-20-Z ZONING DISTRICT: RS-2 WARD: 47

APPLICANT: Julia and Robert Burciaga

OWNER: Eloy Burciaga

PREMISES AFFECTED: 4520 N. Virginia Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 6.5' to 6.46'*, combined side setback from 19.5' to 12.67', rear setback from 35' to 28.33' for a proposed two-story single family residence with an attached two car garage with roof

deck.

Denied

414-20-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Jorge Sanchez

OWNER: Standard Bank Trust 22060

PREMISES AFFECTED: 2647 W. 23rd Place

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,978.4 square feet for a proposed two-story, three dwelling unit building and two unenclosed parking

spaces.

Approved

415-20-Z ZONING DISTRICT: RT-4 WARD:24

APPLICANT: Jorge Sanchez

OWNER: Standard Bank Trust 22060

PREMISES AFFECTED: 2647 W. 23rd Place

SUBJECT: Application for a variation to reduce the required off-street parking

from three spaces to two spaces for a proposed two-story, three dwelling unit building with two unenclosed parking spaces.

Approved

416-20-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: 2604 North Campbell Avenue, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3604 N. Campbell Avenue / 2502-10 W. Addison Street

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, twelve dwelling unit

building.

Approved

417-20-S ZONING DISTRICT: B3-1 WARD:21

APPLICANT: Raina 87th Ryan, LLC

OWNER: 87th Street Investment Partners, LP

PREMISES AFFECTED: 133 W. 87th Street

SUBJECT: Application for a special use to establish a one lane drive-through

facility to serve a proposed one-story, fast food restaurant.

Approved

*Amended at hearing

3

418-20-S ZONING DISTRICT: B3-1 WARD: 1

APPLICANT: MKAWBP, LLC **OWNER:** Zia Shamoon

PREMISES AFFECTED: 3129 W. Armitage Avenue

SUBJECT: Application for a special use to establish a pawn shop.

Approved

419-20-Z ZONING DISTRICT: C1-2 WARD: 27

APPLICANT: American Tower Corporation

OWNER: Same as applicant **PREMISES AFFECTED:** 1214 W. Grand Avenue

SUBJECT: Application for a variation to reduce the rear setback from 30' to

3.75' for proposed one-story equipment shelter and installation of new 10' tall chain link fence at an existing freestanding wireless

facility with existing equipment shelter and monopole.

Approved

420-20-S ZONING DISTRICT: B3-1 WARD: 1

APPLICANT: Fuzzy Urban Tails, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2608 W. Fullerton Avenue

SUBJECT: Application for a special use to establish a dog boarding kennel

and daycare.

• Continued to January 15, 2021

421-20-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Rebecca and Keith Hales

OWNER: Same as applicant

PREMISES AFFECTED: 1116-18 N. Hoyne Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 28.99' to 1', minimum setback from the rear property line to for garage access from the alley from 2' to 1', north side setback from 4' to 0.13' (south to be 26.02') combined side setback to be 26.15' for a proposed garage with a roof top deck and new two-story, rear addition connecting the garage to the existing single

family residence.

Approved

422-20-Z ZONING DISTRICT: B1-3 WARD: 47

APPLICANT: 2024 W. Irving Park Road, LLC

OWNER: Sewickley, LLC

PREMISES AFFECTED: 2024 W. Irving Park Road

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 18' on floors containing dwelling units for a

proposed four-story, mixed use dwelling unit building with twelve

dwelling units, ground floor retail and twelve parking spaces.

423-20-S ZONING DISTRICT: C1-5 WARD: 25

APPLICANT: ME Wentworth, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2353 S. Wentworth Avenue

SUBJECT: Application for a special use to establish a one hundred forty-nine

room hotel with penthouse dwelling unit in a proposed five-story addition and ground floor of an existing two-story mixed-use

building.

• Approved

424-20-Z ZONING DISTRICT: C1-5 WARD:25

APPLICANT: ME Wentworth, LLC **OWNER:** Same as applicant.

PREMISES AFFECTED: 2353 S. Wentworth Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 0.67' on floors containing dwelling units for a proposed one hundred forty-nine room hotel with penthouse dwelling unit with a five-story addition and ground floor of an

existing two-story mixed use building.

Approved

425-20-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Vermex Holdings, LTD **OWNER:** Same as applicant

PREMISES AFFECTED: 1913 S. Ridgeway Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to 0.2', south side setback 2' to 1.7', combined side setback from 4.8' to 1.9' for a proposed two-story, single family

residence, rear deck and a detached two-car garage.

Approved

426-20-S ZONING DISTRICT: B3-2 WARD: 30 APPLICANT: Albany Bank & Trust Company ATUT # 11-6526

OWNER: Same as applicant **PREMISES AFFECTED:** 3624 W. George Street

SUBJECT: Application for a special use to establish a dwelling unit in the

basement of an existing three-story, two dwelling unit building in order to allow a proposed third story addition and convert the building to four dwelling units with rear decks and four unenclosed

parking spaces.

427-20-Z ZONING DISTRICT: RM-6 WARD: 37

APPLICANT: Divkee, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4201-09 W. Division Street

SUBJECT: Application for a variation to reduce the on- site parking from four

spaces to zero to allow the conversion from the existing eight dwelling units and five ground floor retail tenant spaces to twelve

dwelling units an existing three-story residential building.

Approved

428-20-Z ZONING DISTRICT: RM-6 WARD: 37

APPLICANT: Divkee, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4201-09 W. Division Street

SUBJECT: Application for a variation to reduce the required on-site open

space from 144 square feet to zero by providing alternative

compliance with section 17-2-0308 for the existing eight dwelling units and five ground floor retail tenant spaces to twelve dwelling

units an existing three-story residential building.

• Approved

429-20-S ZONING DISTRICT: B3-2 WARD: 44 APPLICANT: Kisha Inc. DBA Southport Wine and Spirits Bar-Beer

OWNER: Southport Belmont, LLC

PREMISES AFFECTED: 3201 N. Southport Avenue / 1362 W. Belmont Avenue **SUBJECT:** Application for a special use to establish a packaged goods

(liquor store) on the first floor of an existing two-story building.

Approved

430-20-S ZONING DISTRICT: B3-3 WARD: 43

APPLICANT: Lincoln Park Hair and Salon Spa

OWNER: The Harris Company **PREMISES AFFECTED:** 507 W. Dickens Avenue

SUBJECT: Application for a special use to establish a hair salon.

Approved

431-20-Z ZONING DISTRICT: RS-2 WARD: 48

APPLICANT: Scott Kinsole & Betsy Shepherd

OWNER: Same as applicant

PREMISES AFFECTED: 1416 W. Glenlake Avenue

SUBJECT: Application for a variation to reduce the west setback from the

required 4' to 3.28' (east setback to be 8.81') for a proposed third floor addition with rear balcony and new exterior rear stairs on an

existing three-story, single family residence.

432-20-Z ZONING DISTRICT: RS-2 WARD: 48

APPLICANT: Scott Kinsloe & Betsy Shepherd

OWNER: Same as applicant

PREMISES AFFECTED: 1416 W. Glenlake Avenue

SUBJECT: Application for a variation to increase the building height from the

maximum 30' to 33' for a proposed third floor addition to the

existing three-story, single family residence.

Approved

433-20-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Damion Perry
OWNER: Same as applicant
PREMISES AFFECTED: 7151 N. Sioux Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 23.33' to 22.45', south side yard setback from 5.1' to 4.3' (north to be 8'), combined side yard setback from 15.3' to 12.3' for a proposed second story addition to the existing single-family

residence.

Approved

434-20-S ZONING DISTRICT: B3-1 WARD: 13

APPLICANT: Hollis of Palos, LLC - Midway

OWNER: Parth 13, Inc.

PREMISES AFFECTED: 6541 S. Cicero Avenue

SUBJECT: Application for a special use to establish a dual lane drive-through

to serve a one-story restaurant.

Approved

435-20-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Lillit Yepremyan & Vito Ciparis

OWNER: Same as applicant **PREMISES AFFECTED:** 7124 N. Iona Avenue

SUBJECT: Application for a variation to reduce the front setback from 26.01'

to 20' for a proposed two-story single-family residence, detached

garage and rear second story deck.

Approved

436-20-S APPLICANT: ZONING DISTRICT: B3-3WARD: 3

Jokes and Notes, Inc. dba Renaissance Bronzeville

OWNER: 4641 S. King Drive Trust

PREMISES AFFECTED: 4641 S. Dr. Martin Luther King Jr. Dr.

SUBJECT: Application for a special use to establish a proposed 375 square

foot one-story addition and to add a 1,190 square foot at grade patio in the rear of the existing tavern in an existing one-story

commercial building.

437-20-S ZONING DISTRICT: B3-2 WARD: 41

APPLICANT: Nimi Abraham **OWNER:** Same as applicant

PREMISES AFFECTED: 6411 N. Northwest Highway

SUBJECT: Application for a special use to establish a gas station with a one-

story accessory convenience store.

• Continued to February 19, 2021

438-20-Z ZONING DISTRICT: B3-2 WARD: 41

APPLICANT: Nimi Abraham **OWNER:** Same as applicant

PREMISES AFFECTED: 6411 N. Northwest Highway

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 20,000 square feet to 17,120 square feet for a

proposed gas station with a one-story accessory convenience store.

• Continued to February 19, 2021

439-20-S ZONING DISTRICT: DX-7/ DX-12 WARD: 42

APPLICANT: Huron Consulting Services, LLC OWNER: Onni Van Buren Chicago, LLC PREMISES AFFECTED: 550 W. Van Buren Street

SUBJECT: Application for a special use to establish a high rise on-premise

sign for a commercial office building. The on-premise (logo) will be 233 square feet and will be located on the west elevation of the building at 222 feet above grade. The top of the sign will not extend beyond the roof line and will be placed flush mount on the

wall.

Approved

440-20-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 3034 W. Belden Ave, LLC

OWNER: Chicago Title Trust No. 8002346002

PREMISES AFFECTED: 3034-36 W. Belden Avenue

SUBJECT: Application for a variation to reduce the required parking setback

from the front property line on Medill Avenue to prevent

obstruction on the side walk by parked cars from 20' to 3', reduce the unobstructed open space width along west property lines from 8.1' to zero, and from 8.1' to zero, reduce the unobstructed open space width along the east property line from 8.1' to 3' for a proposed two-story, single family residence with a detached two car garage with roof deck and open stairs and 6' solid fence on a

through lot.

441-20-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Buckley Electric, Inc. c/o Padraic Buckley

OWNER: Same as applicant. **PREMISES AFFECTED:** 1848 W. Cullerton Ave

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,952 square feet for a proposed

three-story dwelling unit building.

Approved

442-20-S ZONING DISTRICT: DX-5 WARD: 3

APPLICANT: Michigan Avenue Dispensary Inc.

OWNER Realis Estate, LLC

PREMISES AFFECTED: 1420 S. Michigan Avenue

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary.

Withdrawn

CONTINUANCES

335-20-S ZONING DISTRICT: RT-4 WARD:24

APPLICANT: Lawndale Christian Legal Center

OWNER: Same as applicant **PREMISES AFFECTED:** 1449 S. Keeler Avenue

SUBJECT: Application for a special use to establish a transitional residence.

Approved

336-20-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Lawndale Christian Legal Center

OWNER: Same as applicant **PREMISES AFFECTED:** 1449 S. Keeler Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 15' to zero, the opposite street side north side setback from 5' to zero, rear setback from 37.67' to 10' the front property line to open parking from 20' to 7' for a proposed three-story addition to an existing two-story school building to be converted to a transitional residence and eleemosynary office with twenty-three

on site accessory parking spaces.

Approved

337-20-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Lawndale Christian Legal Center

OWNER: Same as applicant **PREMISES AFFECTED:** 1449 S. Keeler Avenue

SUBJECT: Application for a variation to increase the allowable height from

the maximum 38' to 39.45' for a proposed three-story addition to 6 the existing two-story building to be converted to a transitional residence and eleemosynary office with twenty-three on site

accessory parking spaces.

338-20-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Lawndale Christian Legal Center

OWNER: Same as applicant **PREMISES AFFECTED:** 1449 S. Keeler Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 1,836.46 square feet to 807 square feet for a proposed three-story addition to the existing two-story school building to be converted to a transitional residence and eleemosynary office with

twenty-three on site accessory parking spaces.

• Approved

343-20-S ZONING DISTRICT: M1-1/ M2-2 WARD: 18

APPLICANT: Mi Canchita Indoor Field, LLC

OWNER: Yolanda and Jose Dominguez / Chulis, LLC

PREMISES AFFECTED: 7625 S. Kedzie Avenue

SUBJECT: Application for a special use to establish a sports and recreation,

participation use within an existing one-story building with new

on-site parking areas.

• Continued to February 19, 2021

344-20-Z ZONING DISTRICT: M1-1/ M2-2 WARD: 18

APPLICANT: Mi Canchita Indoor Field, LLC

OWNER: Yolanda & Jose Dominguez / Chulis, LLC

PREMISES AFFECTED: 7625 S. Kedzie Avenue

SUBJECT: Application for a variation to eliminate the one required loading

berth for a proposed Sports and Recreation participant use in an

existing one-story building.

• Continued to February 19, 2021

401-20-S ZONING DISTRICT: PMD-8A WARD: 11

APPLICANT: Cook-DuPage Transportation Company

OWNER: TP Packers, LLC

PREMISES AFFECTED: 4301 S. Packers Avenue

SUBJECT: Application for a special use to establish a major utilities and

service which will allow for an existing one-story building to be

used for transit maintenance with outdoor vehicle storage.

Approved

402-20-S ZONING DISTRICT: PMD-8A WARD: 11

APPLICANT: Cook-DuPage Transportation Company

OWNER: TP PACKERS, LLC **PREMISES AFFECTED:** 4301 S. Packers Avenue

SUBJECT: Application for a special use to establish outdoor vehicle storage to

serve a proposed major utilities and service in an existing one-story

building.

Approved

Semi-annual review of the Board's closed session minutes.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. No. 329-20-S, 292-20-Z, 293-20-Z, and 294-20-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its November 20, 2020 regular meeting, with the exception of Board Cal. Nos. 369-20-S, 378-20-Z, 394-20-S and 403-20-S.

Adjournment.